



**1ST FLOOR FLAT**

**DOUBLE BEDROOM**

**RESERVED PARKING**

**SECURITY ENTRY**

**COMMUNAL GARDENS**

**NO CHAIN**

Christies Residential are pleased to offer for sale this double bedroom first floor flat situated within walking distance of Leatherhead town centre and mainline station. The property benefits from: no onward chain, extended lease with 153 years unexpired, security entry, double glazing, gas central heating via radiators, 16' living room, fitted kitchen, 14' bedroom with fitted wardrobe, family bathroom, communal gardens and reserved parking bay.

**Flat 8 Burleigh Court, Belmont Road,  
Leatherhead, Surrey, KT22 7LN**

**£ 229,950**



## **Gas Central Heating Via Radiators**

## **Security Entry**

## **Communal Entrance**

With letter boxes & stairs to upper floors.

## **Entrance Hall**

Via wood front door. L shaped. Storage cupboard.

## **Living Room**

16' 5" X 10' 9" (5.00m X 3.28m)

Double glazed window. Carpeted.

## **Fitted Kitchen**

10' 2" X 7' 3" (3.10m X 2.21m)

Double glazed window. Range of fitted wall & base units with inset stainless steel sink.

built in electric oven & gas hob with extractor over.

Freestanding washer/dryer, fridge & small freezer. Wall mounted boiler.

## **Double Bedroom**

14' 0" X 9' 6" (4.27m X 2.90m)

Double glazed window. Fitted mirror fronted double wardrobe.

## **Family Bathroom**

7' 0" X 6' 0" (2.13m X 1.83m)

Matching suite comprising: panel enclosed bath with wall mounted 'Triton' shower & glass screen, pedestal wash hand basin & low level WC. Heated towel rail. Part tiled walls with mirror, light and shaved point. Extractor.

## **OUTSIDE**

## **Reserved Parking Via Permit**

## **Communal Gardens**

## **LEASE**

Extended to 189 Years from 24/6/88 - 153 Years

Unexpired

## **GROUND RENT**

£100 Per Annum

## **SERVICE CHARGE**

£1774.60 PA Including Buildings Insurance

## **Local Authority**

Mole Valley District Council

## **Council Tax**

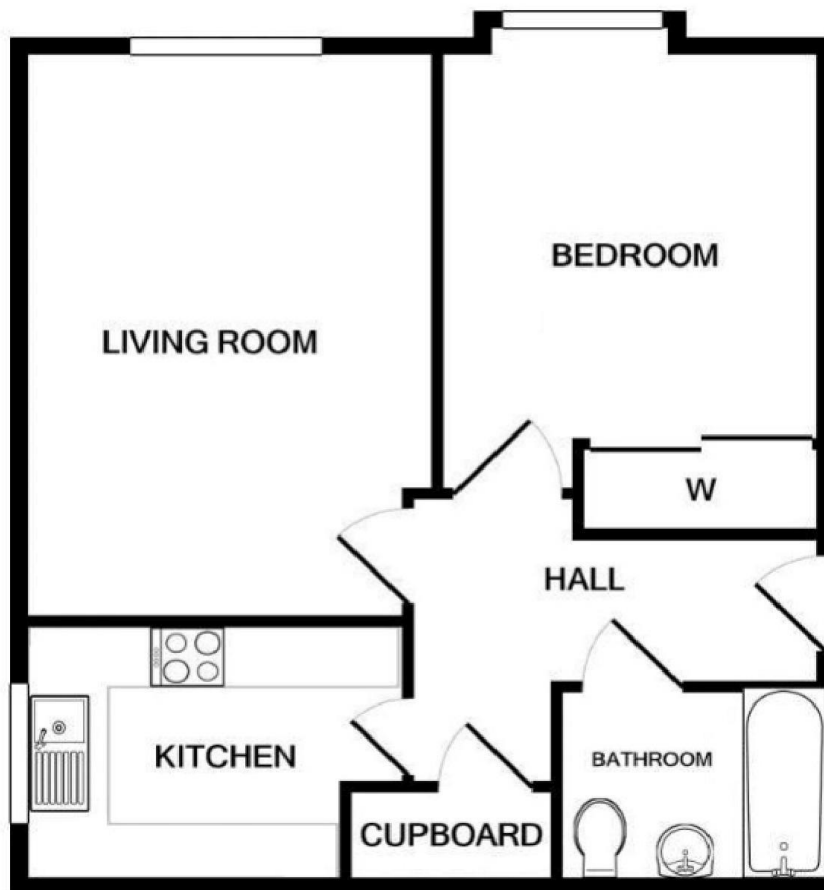
Tax Band C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	78	79
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		







#### IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



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